



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 21, 2009
AGENDA DATE: January 28, 2009
PROJECT ADDRESS: 411 E. Carrillo Street (MST2008-00533)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RJB*
 Roxanne Milazzo, Associate Planner *Rox*

I. PROJECT DESCRIPTION

The 4,662 square foot project site is currently developed with a single-family residence and detached one-car garage. The proposed project involves demolition of the existing structures and the construction of a two-story single-family residence with detached two-car garage. The discretionary application required for this project is a Modification to permit the garage to be located within the required interior setback (SBMC §28.21.060).

Date Application Accepted: January 14, 2009 Date Action Required: April 14, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Susan Sherwin	Property Owner:	Jim Brous & Mary Scherer
Parcel Number:	029-222-018	Lot Area:	4,662 sf
General Plan:	12 Units Per Acre	Zoning:	C-2
Existing Use:	One-Family Residence	Topography:	33% Slope

Adjacent Land Uses:

North – Multi-Family Residential
 South – Carrillo Street

East - One-Family Residence
 West – Commercial Parking Lot

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,250 sf to be demolished	1,073 sf
Garage	240 sf to be demolished	440 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,126 sf 24% Hardscape: 1,987 sf 43% Landscape: 1,549 sf 33%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Proposed
Interior Setbacks	3'	0'

V. DISCUSSION

This project was subject to review by the Single Family design Board (SFDB). On December 8, 2008 the SFDB asked that the proposed garage deck be shielded or pushed back. The deck has since been eliminated from the design. The residence's design is still under review and at the time of this reports' preparation, was scheduled on the January 20, 2009 SFDB's Agenda.

The project site is currently developed with a single story residence and detached one-car garage. The proposed project involves demolition of the existing structures and the construction of a new two-story 1,073 square foot residence and 440 square foot detached garage. The project has been designed with the residence at the rear of the lot, an open courtyard in the center, and the garage at the front of the property. The garage, which is designed with its opening facing the westerly interior lot line, is set back the required ten-feet from the front lot line but due to the narrowness (41') of the lot, is requesting a zero setback from the easterly interior lot line. Although a garage facing the street could have been designed to not need a Modification, Transportation Staff would require the garage to be set back 20' from the front lot line, and a twenty-foot driveway plus the required twenty-foot deep garage would increase the amount of grading required for the project, reduce usable yard area on the 4,662 square foot lot, and impact the root system of the existing street tree.

Although the new garage is proposed to be located within the required interior setback, Staff can support this request because the garage has a solid wall along the property line, no window openings, and limited use for vehicle storage purposes. The proposed structure will be only partially visible to the immediate neighbors due to grade changes between the two properties and the flat roof design of the garage.

VI. FINDINGS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed location will provide required parking for the project without impacts to the immediate neighbor due to the single story, flat roof design, and the grade change between the two properties.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated 12-30-08
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

12-30-08

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA. 93102-1990

RE: Modification Request for 411 East Carrillo Street, C-2/R-3 Zoning

Dear Staff Hearing Officer:

There is an existing 1250 s.f. single story residence and detached one car garage on the property. The existing garage sits within the side yard and rear yard setbacks at the rear of the property. The lot is narrow, (42'-0" x 111'-0"), and is surrounded by C-2 zoning, with multi-story commercial and residential development. The proposed project calls for the demolition of the existing structures, and construction of a new two story, 1200 s.f. residence and 440 s.f. detached garage.

The modification requested is to allow the new garage to be built within the side yard setback to the eastern property line. The site plan (see attached) calls for the garage to be 10'-0" back from the street, and the house to be placed at the rear of the lot. This layout maximizes the amount of private garden space for the owners, and minimizes the amount of paved surfaces on the lot. The encroachment will allow the garage door to face the side of the lot, as opposed to facing the street, and will allow for proper maneuvering space for vehicles using the garage. There will be a 10'-0" landscape buffer between the garage wall and the street, and a 2'-0" wide planter strip to the west neighbor. (see proposed garage layout). The new garage will have a flat roof with parapet that will be lower than the existing residence, and so will not impede views from the neighboring property. The existing hedge along the eastern property line (planted on the neighbor's property) will remain. The proposed garage and driveway design is supported by the Transportation Division.

The alternative of facing the garage door towards the street would result in the garage being pushed 20'-0" back from the street (required by Transportation Division), increasing the amount of paving and reducing the amount of landscaping and private yard. The root system of the existing street tree could be impacted by moving and/or further widening the driveway.

The major benefits of allowing the proposed garage to be built to the eastern property line are: 1) it allows the garage door to face the side of the property, not the street, and allows for proper vehicle clearances, 2) a 10'-0" wide planted area will be created along the street, 3) paving is minimized on the site, 4) the owners maximize their garden space, and 5) privacy from west neighbors is maintained by 2'-0" wide planting strip for a hedge.

Thank you for considering this modification request.

Sincerely,



Susan Sherwin

Bildsten + Sherwin Design Studio, Inc.

EXHIBIT B

411 E CARRILLO SINGLE FAMILY DESIGN BOARD MINUTES

December 8, 2008

Present: Jim Gower, Design Architect; Susan Sherwin, Landscape Designer; James Brous and Mary Scherer, Owners.

Public comment opened at 7:08 p.m.

A letter expressing concern from David and Laura Correia was acknowledged.

Public comment was closed.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Study reducing the building and stair tower heights.
 - 2) Study digging the building into the existing site to lower the overall height.
 - 3) Restudy the architecture to reduce starkness and be more compatible with the EPV district.
- Restudy the fenestration at east and north elevations.

- 4) Study the garage deck to be shielded or pushed back.
- 5) Reduce the size of the roof deck and study screening.
- 6) Study continuing the bamboo at the north to wrap along the east side of the building.
- 7) Provide a preliminary plant list for the landscape plan.

Action: Deisler/Bernstein, 7/0/0. Motion carried.